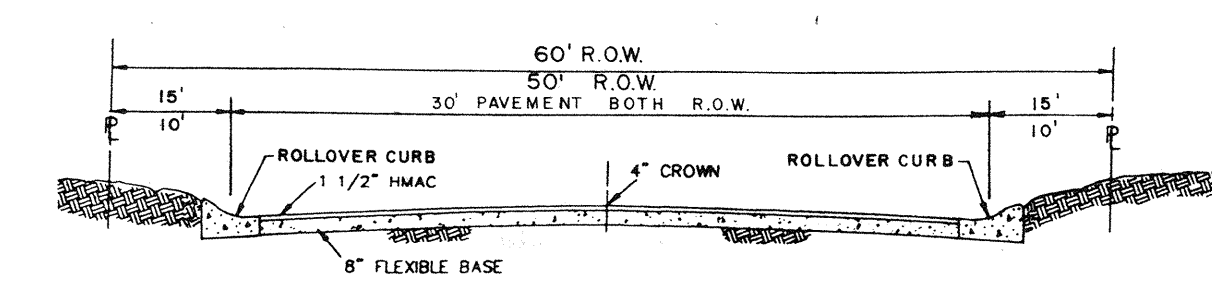
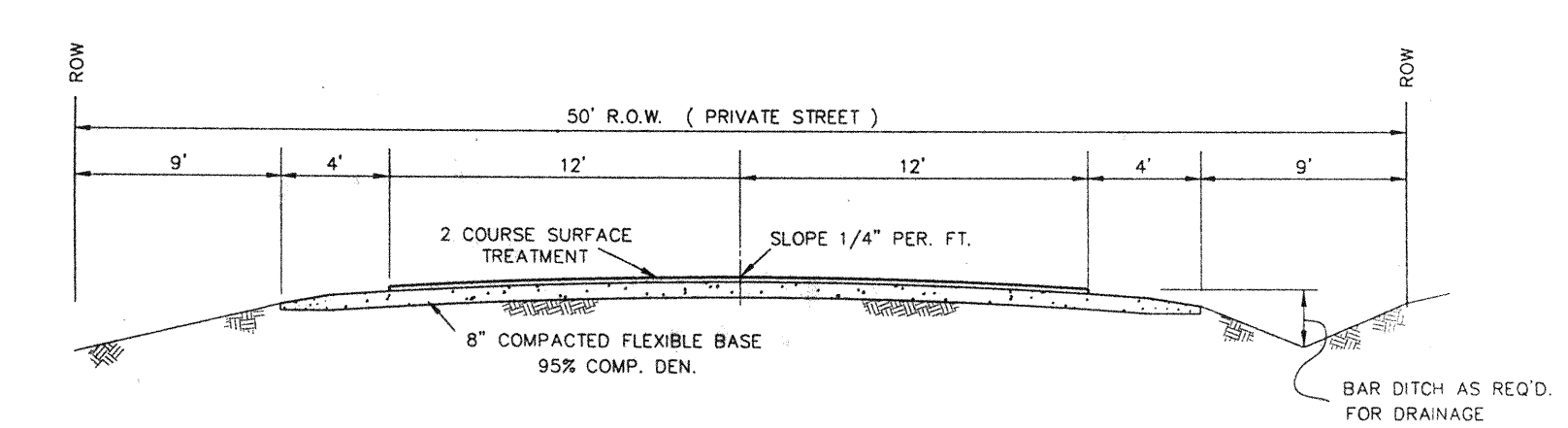


LEGEND

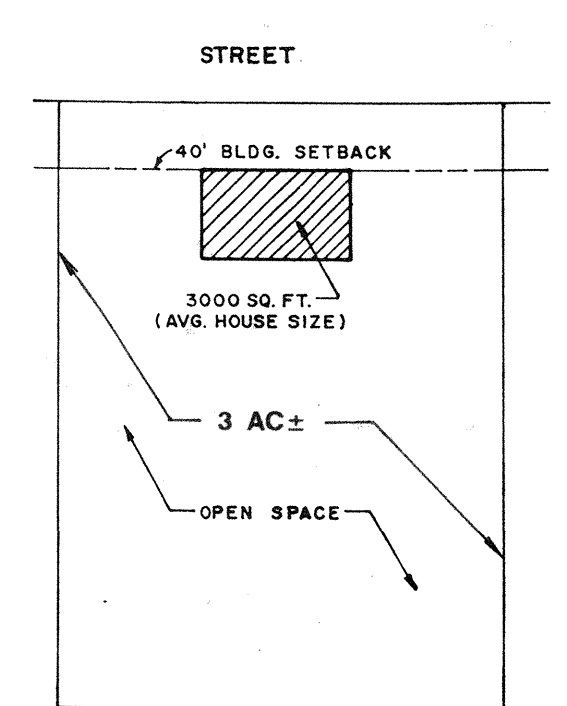
47 CORRESPONDS WITH THE NUMBER ON THE OWNERS MAILING LIST.



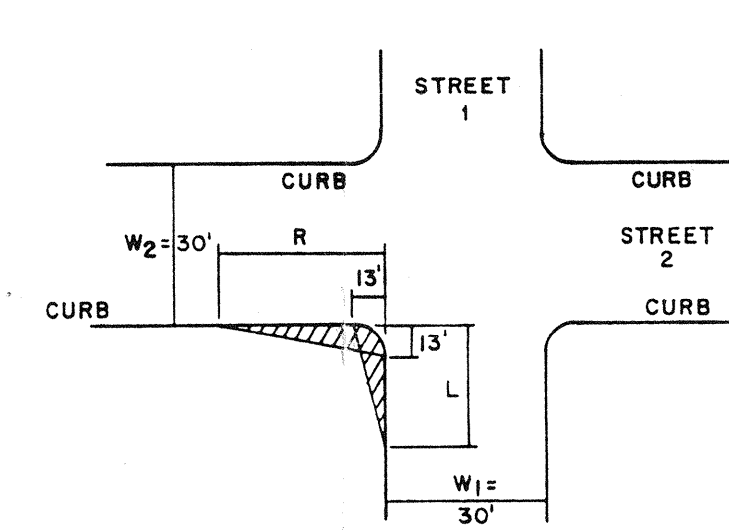
TYPICAL STREET SECTION
(NOT TO SCALE)
(PRIVATE)



TYPICAL STREET SECTION
(NOT TO SCALE)
(FOR UNITS 2 - 8)



TYPICAL LOT SIZE
(NOT TO SCALE)



$$* L = 13(300) - 4 = 107.4 \text{ USE } 108' \text{ TYP}$$

$$[3+15+7]$$

$$* R = 0.65(300) - (15+2) = 178' \text{ TYP}$$

$$* \text{LEFT \& RIGHT DIMENSIONS TYPICAL FOR ALL INTERSECTIONS.}$$

CLEAR VISION CALCULATION
(NOT TO SCALE)

| OPEN SPACE TO RATIO AND DENSITY TABLE | | | |
|---------------------------------------|----------|---------|------------|
| AREA | SQ. FT. | ACREAGE | PERCENTAGE |
| TOTAL GROSS AREA | 26044524 | 597.9 | NA |
| BUILDING COVERAGE AREA | 413820 | 9.5 | 1.6 |
| OTHER (STREET) | 1346004 | 30.9 | 5.2 |
| OPEN SPACE | 24284700 | 557.5 | 93.2 |

NUMBER OF RESIDENTIAL LOTS 138
 AVERAGE HOME SIZE (SQUARE FEET) 3000
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.23
 LOTS VARY FROM 3 TO 5 ACRES (APPROX.)

DEVELOPER:
 COUNTRY BEND PROPERTIES
 C/O DENTON DEVELOPMENT
 3330 OAKWELL COURT SUITE 110
 SAN ANTONIO, TEXAS 78218

PLAN HAS BEEN ACCEPTED BY
 COSA *Debra Williams* 4/1/98
 (date) Dec 20, 1996 543 (number)
 If no plats are filed, plan will
 expire on June 21, 1998
 1st plat filed on _____

PREPARED BY
 PAPER-DAWSON ENGINEERS
 9310 BROADWAY, BUILDING 1
 SAN ANTONIO, TEXAS 78217
 210-624-9494



P.U.D. / P.O.A.D.P. PLAN

DECEMBER, 1996 JOB NO. 1534.73

PAPER-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 9310 BROADWAY, BUILDING 1
 SAN ANTONIO, TEXAS 78217
 210-624-9494



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 12-10-96

Name of POADP: HIGHLANDS RANCH P.U.D.

Owner/Agent: COUNTRY BEND PROPERTIES % DENTON DEVELOPMENT CO. Phone: 828-6131
Address: 3330 DAKWELL COURT #110 SATX Zip code: 78218

Engineer/Surveyor: PAPE DAWSON Phone: 824-9494
Address: 9310 BROADWAY Bld II SA TX Zip code: 78217

Existing zoning: NA Proposed zoning: NA (Prop. located in County)

Texas State Plane Coordinates: X: 108851 Y: 681163
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits ☐ Yes ☒ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

| Land Area Being Platted: | <u>Lots</u> | <u>Acres</u> |
|-------------------------------------|-------------|---------------------|
| Single-Family (SF) | <u>138</u> | <u>557.0</u> |
| Non-Single Family (NSF) Greenbelt | <u>2</u> | <u>10.0</u> |
| Commercial & other (Private Street) | <u>1</u> | <u>30.9</u> |
| TOTAL = | | <u>597.9</u> Approx |

Print Name: Jon Adame Signature: Jon Adame

Date: 12-10-96 Tel: 824-9494 Fax: 824-3491

This is for the person actually submitting the application. However, this is the person staff will contact regarding this application for clarification or additional information

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

P.O.A.D.P / PUD #468 (original)



CITY OF SAN ANTONIO

December 20

Mr. Jon Adame
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Highlands Ranch PUD

POADP # 543

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Highlands Ranch PUD Subdivision Preliminary Overall Area Development Plan # 543. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Waldman by WJ".

Rebecca Waldman
Acting Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12-18-96
FROM: Eli
ITEM NAME: Highlands FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
96 DEC 24 PM 10:13
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
LAND DEVELOPMENT SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN STUDY AND DRAINAGE
EASEMENTS WILL BE REQUIRED AND
WILL BE ADDRESS DURING THE PLATTING
PROCESS.

Burt Rubio
Signature

Sr. Eng. Tech 12-23-96
Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Public Works Date 12.12.96
FROM: Eli
ITEM NAME: Highlands Ranch FILE # 97-006
RE: PUD 916

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: Jan 3, 1997

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☒ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: No TIA reqd.

[Signature]

Signature

Title

Date

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Highlands Ranch P.U.D.

Location: IH 10 & RANGLAND VIEW

Applicant: Lloyd A. Denton Jr

Address: 3330 Oakwell Court #110 SA TX 78218

Phone Number: ☒ Owner or ☐ Agent
828-6131

Permit Type (check one):

☐ Zoning

☒ POADP/PUD

☐ Plat

☐ Bldg Permit

☐ Other: _____

BOX A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

| Anticipated Land Use | Number of Units | Peak Hour? (e.g., 5-6 pm, Wkday) | Peak Hour Trip Rate | Peak Hour Trips | Trip Rate Source |
|-------------------------|-----------------|----------------------------------|---------------------|-----------------|-------------------------|
| Single Family Res/P.U.D | 138 | 6-8 AM 5-7 PM | 0.72 | * 99.36 | ITE Code: 270 other: |

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

* < 100 So NO Study REQUIRED.

| Anticipated Land Use | Project Size | | | Peak Hour? (e.g., 5-6 pm, Wkday) | Peak Hour Trip Rate | Peak Hour Trips | Trip Rate Source |
|----------------------|--------------|-----|--------|----------------------------------|---------------------|-----------------|---------------------|
| | Acres | GFA | other* | | | | |
| | | | | | | | ITE Code: other: |

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

| Peak Hour Trips Projected in Current TIA | Peak Hour Trips (from Box A or B) Projected in Updated Development Plan | Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required) |
|--|---|---|
| | | |

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
☐ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
☐ The traffic impact analysis has been waived for the following reason(s): _____

96 DEC 10 PM 2:37

Reviewed by: _____

Date: _____

NOTE: GFA = Gross Floor Area (bldg size). ITE = Institute of Transportation Engineers, Trip Generation, 5th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

NOTE: This is a Single Family Res. Subdivision. It is a Planned Unit Development.

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

TO CSA - Planning Dept

| | |
|---|-------------------------|
| Date: <u>12-12-96</u> | Job No.: <u>1534-73</u> |
| Attention: <u>ELIZABETH Carol</u> | |
| RE: <u>Highlands Ranch</u> | |
| FILE: <input checked="" type="checkbox"/> 1.0 Correspondence <input type="checkbox"/> 2.0 Design <input type="checkbox"/> 4.0 Construction | |

WE ARE SENDING YOU ☒ Attached Under separate cover via _____ the following items:

| | | |
|---|--|---|
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Plans | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Change Order | <input type="checkbox"/> _____ | |

| COPIES | DATE | DESCRIPTION |
|----------|------|-----------------------------|
| <u>6</u> | | <u>BL of PUD/POABP Plan</u> |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submit _____ copies for distribution |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS _____

COPY TO _____

SIGNED Jon Adame

If enclosures are not as noted, kindly notify us at once.